

Property Tax Payments, 2002-2003

- Vanderburgh County -

Indiana Legislative Services Agency

June 2005

The Indiana Supreme Court found Indiana's true tax value assessment rules to be unconstitutional in December 1998. Major changes in property tax payments in each county from 2002 to 2003 were caused by several factors, including:

- The move from the old true tax value assessment rules to the new market-oriented rules during the 2002-2003 property tax reassessment.
- Tax levy increases by local taxing units, which are influenced by spending and the availability of other revenue sources.
- The tax restructuring provisions enacted by the General Assembly in 2002 to help mitigate some of the effects of the assessment changes.

State Tax Credits Increased in Vanderburgh County from \$30.7 Million in 2002 to \$51.5 Million in 2003.

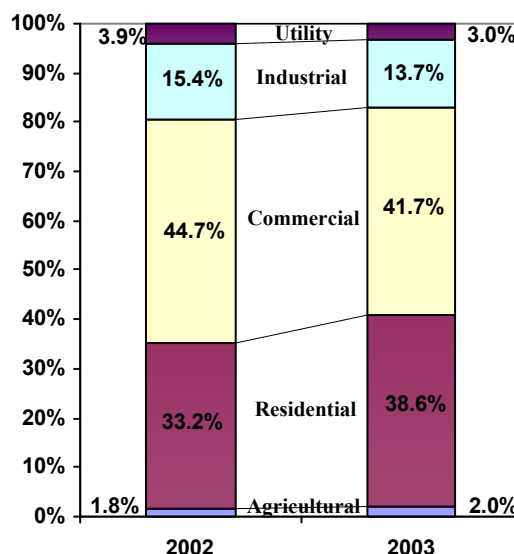
The General Assembly's restructuring provisions increased state tax credits statewide in 2003 from \$1.12 billion to \$1.87 billion, an increase of approximately \$748 million. In Vanderburgh County, state tax credits

Table 1. Changes in AV and Tax Bills by Property Class for Vanderburgh County, 2002-2003.			
Property Class	Change In		
	Total Gross AV	Net AV	Net Tax Bill
Agricultural	109.9%	96.8%	10.4%
Residential (All)	125.3%	94.1%	14.4%
Homestead Only	122.4%	83.0%	5.6%
Commercial	47.1%	48.3%	-8.4%
Industrial	32.7%	38.8%	-12.8%
Utility	9.1%	9.1%	-25.9%
Avg. All Classes	77.3%	64.5%	-1.8%

increased from \$30.7 million to \$51.5 million, an increase of \$20.8 million. This paper provides a brief summary of how these factors changed property tax liabilities in Vanderburgh County.

Tax Shifts. Vanderburgh County saw a property tax shift from businesses to residential property owners and agricultural property owners. Tax bills paid by residential and agricultural property owners increased, while tax bills paid by commercial, industrial, and utility property owners decreased (see Table 1). [Restructuring also incorporated an increase in the Utility Receipts Tax to compensate for reduced property tax payments by utilities.] The reason for these shifts between classes of property was that the total of real plus personal property assessed values (AV) of residential and agricultural property increased more than the assessed values of business property. Gross assessed values of agricultural and residential property more than doubled. Commercial, industrial, and utility assessments rose much less. These figures include the effects of new construction,

Figure 1. Share of Net Property Tax Billings in Vanderburgh County.



* May not total 100% due to taxes paid by exempt/undefined parcels.

demolition and remodeling of property, as well as the effects of reassessment, tax restructuring and levy increases.

Homeowners and Renters. The residential property type includes both homestead and non-homestead residential property. Owners of residential and agricultural homesteads in Vanderburgh County saw their tax bills increase by a much smaller amount than the average residential property increase. A property is eligible for the homestead deduction and credit if it is occupied by its owner and is the owner's primary residence. The increase in the homestead deduction from \$6,000 to \$35,000 is the reason that residential net assessed value rose so much less than gross assessed value.

Tax bills on non-homestead residential property, which is primarily rental property, increased much more than for homestead property. Taxes rose because rental assessments increased as much as homestead assessments, but rental property was not eligible for the homestead deduction or homestead credit.

Table 2 shows tax changes for comparable properties, those with physical features that were unchanged from 2002 to 2003. In Vanderburgh County, substantially more residential property owners (including both homeowners and rental property owners) saw tax bill increases than decreases in 2003. Separately, more homestead owners also saw increases rather than decreases.

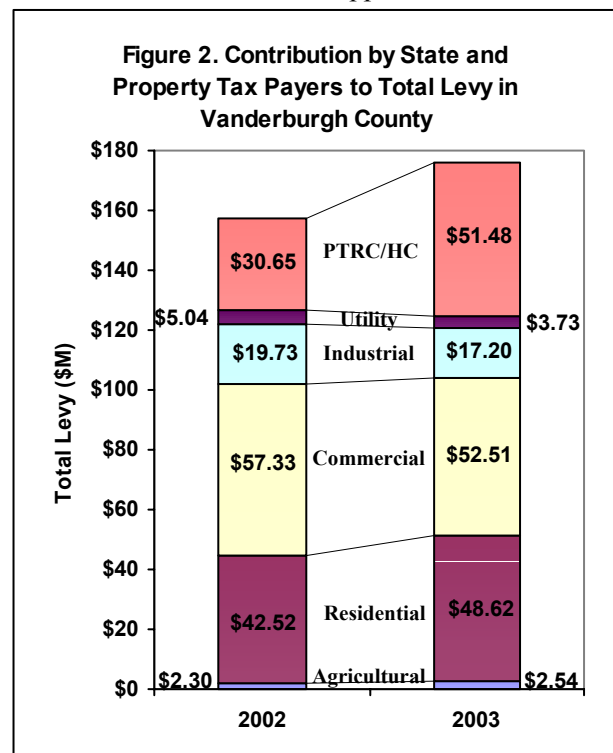
Table 2. Distribution of Net Tax Changes on Comparable Residential Property in Vanderburgh County.				
	Residential - Actual -	Homestead - Actual -	Residential - NO Levy Change -	Homestead - NO Levy Change -
Increased	66.4%	57.5%	56.9%	45.5%
Decreased	33.6%	42.5%	43.1%	54.5%
Increased 100% or More	13.8%	9.9%	10.6%	7.8%
Decreased 25% or More	9.0%	10.0%	15.7%	19.1%
Average Change (\$)	\$83	\$13	\$13	-\$62
Average Change (%)	12.7%	1.6%	1.9%	-8.0%
* Percentages represent the percentage of parcels affected.				

Not all of the tax bill change was due to reassessment and tax restructuring. Some was due to increases in the tax levies of local units of government. Table 2 shows estimates of what would have happened had tax levies remained unchanged. The estimates are made by recalculating tax rates for 2003 using tax levies from 2002.

With no levy changes, more than half of all residential property owners would have seen tax increases, and less than half would have seen tax decreases. However, for homesteads, less than half would have seen increases and the majority would have seen decreases. Apart from levy increases, reassessment and restructuring reduced the taxes of more homeowners than they increased.

Agriculture. Taxes on agricultural property in Vanderburgh County increased. Overall, agricultural business taxes rose more than agricultural homestead taxes. The net assessed value on non-homestead agricultural real property more than doubled. This reflects the 112% increase in the base rate of farm land, from \$495 to \$1,050 per acre. Agricultural net personal property assessments increased by a small amount.

Business. Taxes on business property fell in Vanderburgh County because assessed values rose much less than



residential and agricultural assessments. Business real property was assessed closer to the market value standard under the old assessment rules than was residential property. Consequently, the shift to market value assessment increased business assessments less. The general rise in assessed values in Vanderburgh County reduced tax rates, and this cut tax bills for owners of property with smaller assessment increases, like businesses.

Tax Restructuring. The tax restructuring of 2002 made significant changes to property tax assessments, deductions, credits, and hence to overall tax payments. Restructuring reversed personal property rule changes which the Department of Local Government Finance had put in place. It replaced one tax break for homeowners, known as the shelter allowance, with a larger (in most cases) homestead deduction. Restructuring also increased property tax replacement credits (PTRC) from the existing 20% credit. PTRC on school general fund levies is now 60% for all property. A 20% PTRC is paid to real property owners on civil levies plus the remaining school general fund levies (after the 60% credit). Restructuring also raised the homestead credit to 20% of net qualifying levies, instead of allowing it to revert to 4% of gross qualifying levies in 2003. Figure 2 shows the net levies paid by each property classification along with the PTRC and state homestead credit contributions. The contribution to local levies in Vanderburgh County by PTRC and state homestead credit payments increased by approximately 68%, from \$30.7 million to \$51.5 million.

Table 3 shows estimates of how Vanderburgh County tax bills would have changed for each property type had tax restructuring not been adopted. Tax increases for residential and agricultural property owners would have been particularly large. The increases in the homestead deduction and PTRC in the tax restructuring reduced the size of these tax increases. Vanderburgh County residential property taxes still increased because the reassessment business-to-residential tax shift, plus the increase in the tax levy, was not fully offset by the rise in the homestead deduction and higher state PTRC payments. The elimination of PTRC for personal property was responsible for reducing the tax cuts received by industrial and utility property. The percentage changes in the “With Restructuring” column of Table 3 correspond to the changes in the net levies in Figure 2.

Table 3. Effect of Tax Restructuring on Tax Bills by Property Type in Vanderburgh County, 2002-2003.			
Property Type	No Restructuring (Estimated)	With Restructuring (Actual)	Difference
Agricultural	27.6%	10.4%	-17.1%
Residential (All)	56.4%	14.4%	-42.0%
Homestead Only	61.6%	5.6%	-56.0%
Commercial	-8.4%	-8.4%	0.0%
Industrial	-14.9%	-12.8%	2.0%
Utility	-37.7%	-25.9%	11.8%

List of Attached Summary Tables. Four summary tables are attached to provide additional information regarding assessed values and taxes by property class.

Summary Table 1: Comparison of 2002 and 2003 Net Property Tax Billings by Property Classification. This table summarizes net tax billings for real and personal property by property class. Additional information is provided for subclasses such as homesteads, agricultural homesteads, agricultural land, and rental properties.

Summary Table 2: Comparison of 2002 and 2003 Net Assessed Value by Property Classification. This table summarizes net assessed values for the same property classes described in Summary Table 1.

Summary Table 3: Changes in Assessed Values, Deductions, Credits, and Net Levies. This table summarizes the county-wide changes in tax bill components from 2002 to 2003 for real and personal property by property class.

Summary Table 4: Residential Property Summary. This table summarizes the assessed value and net tax changes from 2002 to 2003 for residential property. The table includes a distribution of net tax changes for comparable residential properties and for the homestead component of residential property. The table also depicts the distribution of changes as if there were no levy increase in 2003.

Vanderburgh County

Changes in Assessed Values, Deductions, Credits and Net Levies

Pay 2002 - Pay 2003

	Total	Agriculture	Residential	Res-Hmstd	Commercial	Industrial	Utility
Pay 2002							
Real Gross Assessed Value	3,793,584,580	102,607,378	2,175,384,547	1,831,972,373	1,185,241,643	330,351,012	0
Real Deductions	429,264,637	6,822,086	364,807,776	364,807,776	35,265,511	22,369,264	0
Real Net Assessed Value	3,364,319,943	95,785,292	1,810,576,771	1,467,164,597	1,149,976,132	307,981,748	0
Personal Gross Assd. Value	1,518,540,564	7,792,490	12,408,160	0	881,979,737	444,621,277	171,738,900
Personal Deductions	227,936,130	0	14,750	0	129,463,430	98,457,950	0
Personal Net Assd. Value	1,290,604,434	7,792,490	12,393,410	0	752,516,307	346,163,327	171,738,900
Total Gross Assessed Value	5,312,125,144	110,399,868	2,187,792,707	1,831,972,373	2,067,221,380	774,972,288	171,738,900
Total Deductions	657,200,767	6,822,086	364,822,526	364,807,776	164,728,941	120,827,214	0
Total Net Assessed Value	4,654,924,377	103,577,782	1,822,970,181	1,467,164,597	1,902,492,439	654,145,074	171,738,900
Gross Levy	161,510,767	2,971,064	60,494,009	48,109,911	68,476,090	23,557,978	6,011,627
PTRC (Calculated)	26,050,010	447,935	9,648,983	7,649,895	11,150,350	3,830,702	972,039
State/County Homestead Cr. (Calculated)	8,551,313	225,472	8,325,840	8,325,840	0	0	0
Net Levy	126,909,445	2,297,656	42,519,185	32,134,175	57,325,740	19,727,276	5,039,587
Pay 2003							
Real Gross Assessed Value	7,666,515,320	223,566,494	4,915,164,872	4,074,928,888	2,048,319,212	479,464,741	0
Real Deductions	1,498,763,212	27,861,721	1,390,710,599	1,390,710,599	56,307,035	23,883,857	0
Real Net Assessed Value	6,167,752,108	195,704,773	3,524,454,273	2,684,218,289	1,992,012,177	455,580,884	0
Personal Gross Assd. Value	1,751,280,190	8,182,195	13,372,895	0	993,332,964	548,971,858	187,420,279
Personal Deductions	260,711,610	0	13,680	0	163,784,970	96,912,960	0
Personal Net Assd. Value	1,490,568,580	8,182,195	13,359,215	0	829,547,994	452,058,898	187,420,279
Total Gross Assessed Value	9,417,795,510	231,748,689	4,928,537,767	4,074,928,888	3,041,652,176	1,028,436,599	187,420,279
Total Deductions	1,759,474,822	27,861,721	1,390,724,279	1,390,710,599	220,092,005	120,796,817	0
Total Net Assessed Value	7,658,320,688	203,886,968	3,537,813,488	2,684,218,289	2,821,560,171	907,639,782	187,420,279
Gross Levy	180,206,485	3,917,163	80,789,038	60,321,065	69,207,178	21,884,088	4,409,018
PTRC (Calculated)	46,355,301	1,160,604	23,130,751	17,354,225	16,701,153	4,687,068	675,725
State/County Homestead Cr. (Calculated)	9,256,268	219,548	9,036,720	9,036,720	0	0	0
Net Levy	124,594,916	2,537,011	48,621,568	33,930,121	52,506,025	17,197,020	3,733,293
COMPARISONS							
Net Levy Percent Change	-1.8%	10.4%	14.4%	5.6%	-8.4%	-12.8%	-25.9%
Contributions to Tax Bill Changes, 2002-2003							
Percent Changes	Total	Agriculture	Residential	Res-Hmstd	Commercial	Industrial	Utility
Gross Real AV	102.1%	117.9%	125.9%	122.4%	72.8%	45.1%	
Gross Personal AV	15.3%	5.0%	7.8%	0.0%	12.6%	23.5%	9.1%
Total Gross Assessed Value	77.3%	109.9%	125.3%	122.4%	47.1%	32.7%	9.1%
Net Assessed Value	64.5%	96.8%	94.1%	83.0%	48.3%	38.8%	9.1%
Gross Levy	11.6%	31.8%	33.5%	25.4%	1.1%	-7.1%	-26.7%
Net Levy	-1.8%	10.4%	14.4%	5.6%	-8.4%	-12.8%	-25.9%
Actual State Credits, 2002 and 2003							
	2002	2003	Change	Change%			
PTRC (Abstract)	25,892,560	45,466,361	19,573,801	75.6%			
State Homestead Cr. (Abstract)	4,761,764	6,014,213	1,252,449	26.3%			
Total State Credits (Abstract)	30,654,324	51,480,574	20,826,251	67.9%			

Comparison of 2002 and 2003 Net Property Tax Billings*
(Scaled to Abstract Values)
By Property Classification**
Vanderburgh County

Property Classification	2002 Net Tax	2003 Net Tax	Difference***	Change***	2002 % of Total Real + Pers	2003 % of Total Real + Pers	Change
<u>Real + Personal</u>							
Agricultural	2,297,656	2,537,011	239,355	10.4%	1.8%	2.0%	0.2%
Residential	42,519,185	48,621,568	6,102,383	14.4%	33.2%	38.6%	5.4%
Commercial	57,325,740	52,506,025	-4,819,715	-8.4%	44.7%	41.7%	-3.0%
Industrial	19,727,276	17,197,020	-2,530,256	-12.8%	15.4%	13.7%	-1.7%
Utility	5,039,587	3,733,293	-1,306,294	-25.9%	3.9%	3.0%	-1.0%
Exempt	1,253,638	1,375,778	122,140	9.7%	1.0%	1.1%	0.1%
Undefined	0	0	0		0.0%	0.0%	0.0%
Total	128,163,082	125,970,695	-2,192,387	-1.7%	100.0%	100.0%	0.0%
<u>Real Property Only</u>							
Agricultural	2,108,355	2,409,333	300,978	14.3%	1.6%	1.9%	0.3%
Residential	42,178,988	48,409,982	6,230,994	14.8%	32.9%	38.4%	5.5%
Commercial	34,892,537	35,192,393	299,856	0.9%	27.2%	27.9%	0.7%
Industrial	9,148,902	7,749,051	-1,399,851	-15.3%	7.1%	6.2%	-1.0%
Utility	0	0	0		0.0%	0.0%	0.0%
Exempt	1,253,638	1,375,778	122,140	9.7%	1.0%	1.1%	0.1%
Undefined	0	0	0		0.0%	0.0%	0.0%
Total	89,582,420	95,136,537	5,554,117	6.2%	69.9%	75.5%	5.6%
Agricultural Homesteads	1,142,441	1,189,478	47,037	4.1%	0.9%	0.9%	0.1%
Residential Homesteads	32,134,175	33,930,121	1,795,946	5.6%	25.1%	26.9%	1.9%
Total Homesteads	33,276,616	35,119,599	1,842,983	5.5%	26.0%	27.9%	1.9%
Non-Homestead Residential	10,044,813	14,479,861	4,435,048	44.2%	7.8%	11.5%	3.7%
Apartments (Over 4 Units)	6,580,279	7,527,220	946,941	14.4%	5.1%	6.0%	0.8%
<u>Personal Property Only</u>							
Agricultural	189,301	127,678	-61,623	-32.6%	0.1%	0.1%	0.0%
Residential	340,197	211,586	-128,611	-37.8%	0.3%	0.2%	-0.1%
Commercial	22,433,203	17,313,632	-5,119,571	-22.8%	17.5%	13.7%	-3.8%
Industrial	10,578,373	9,447,968	-1,130,405	-10.7%	8.3%	7.5%	-0.8%
Utility	5,039,587	3,733,293	-1,306,294	-25.9%	3.9%	3.0%	-1.0%
Total	38,580,661	30,834,157	-7,746,504	-20.1%	30.1%	24.5%	-5.6%
Total Depreciables	28,046,315	23,458,940	-4,587,375	-16.4%	21.9%	18.6%	-3.3%
Total Inventory	10,194,150	7,163,631	-3,030,519	-29.7%	8.0%	5.7%	-2.3%
<u>Agricultural Only</u>							
Ag Non-Hmstd Real	965,914	1,219,855	253,941	26.3%	0.8%	1.0%	0.2%
Ag Personal	189,301	127,678	-61,623	-32.6%	0.1%	0.1%	0.0%
Total Ag Business	1,155,215	1,347,533	192,318	16.6%	0.9%	1.1%	0.2%
Ag Homesteads	1,142,441	1,189,478	47,037	4.1%	0.9%	0.9%	0.1%

* "Tax billings" for real property refers to the net taxes charged per the parcel level data received from county auditors and assessors, scaled to values reported on the county auditor's abstract.

* "Tax billings" for personal property refers to the net taxes charged on the personal property assessed value reported on the county auditor's abstract.

** Property class was determined using a combination of county auditor parcel-level real property tax data, county assessor parcel-level real property assessment data, county auditor abstracts, Form 15 personal property assessment data, business and farmer's personal property tax returns over \$150,000 AV, and state distributable utility tax returns.

*** Net tax changes from 2002 to 2003 include effects of changes in assessment methods, local levies, real property physical characteristics, property use, personal property held or acquired, deductions, and credits.

Comparison of 2002 and 2003 Net Assessed Value*
(Scaled to Abstract Values)
By Property Classification**
Vanderburgh County

Property Classification	2002 Net AV	2003 Net AV	Difference***	Change***	2002 % of Total Real + Pers	2003 % of Total Real + Pers	Change
<u>Real + Personal</u>							
Agricultural	103,577,782	203,886,968	100,309,186	96.8%	2.2%	2.6%	0.4%
Residential	1,822,970,181	3,537,813,488	1,714,843,307	94.1%	38.8%	45.7%	6.9%
Commercial	1,902,492,439	2,821,560,171	919,067,732	48.3%	40.5%	36.5%	-4.0%
Industrial	654,145,074	907,639,782	253,494,708	38.8%	13.9%	11.7%	-2.2%
Utility	171,738,900	187,420,279	15,681,379	9.1%	3.7%	2.4%	-1.2%
Exempt	39,862,490	74,900,960	35,038,470	87.9%	0.8%	1.0%	0.1%
Undefined	0	0	0		0.0%	0.0%	0.0%
Total	4,694,786,866	7,733,221,648	3,038,434,782	64.7%	100.0%	100.0%	0.0%
<u>Real Property Only</u>							
Agricultural	95,785,292	195,704,773	99,919,481	104.3%	2.0%	2.5%	0.5%
Residential	1,810,576,771	3,524,454,273	1,713,877,502	94.7%	38.6%	45.6%	7.0%
Commercial	1,149,976,132	1,992,012,177	842,036,045	73.2%	24.5%	25.8%	1.3%
Industrial	307,981,748	455,580,884	147,599,136	47.9%	6.6%	5.9%	-0.7%
Utility	0	0	0		0.0%	0.0%	0.0%
Exempt	39,862,490	74,900,960	35,038,470	87.9%	0.8%	1.0%	0.1%
Undefined	0	0	0		0.0%	0.0%	0.0%
Total	3,404,182,433	6,242,653,067	2,838,470,634	83.4%	72.5%	80.7%	8.2%
Agricultural Homesteads	56,165,689	105,256,612	49,090,923	87.4%	1.2%	1.4%	0.2%
Residential Homesteads	1,467,164,597	2,684,218,289	1,217,053,692	83.0%	31.3%	34.7%	3.5%
Total Homesteads	1,523,330,286	2,789,474,901	1,266,144,615	83.1%	32.4%	36.1%	3.6%
Non-Homestead Residential	343,412,174	840,235,985	496,823,811	144.7%	7.3%	10.9%	3.6%
Apartments (Over 4 Units)	214,984,272	420,061,246	205,076,974	95.4%	4.6%	5.4%	0.9%
<u>Personal Property Only</u>							
Agricultural	7,792,490	8,182,195	389,705	5.0%	0.2%	0.1%	-0.1%
Residential	12,393,410	13,359,215	965,805	7.8%	0.3%	0.2%	-0.1%
Commercial	752,516,307	829,547,994	77,031,687	10.2%	16.0%	10.7%	-5.3%
Industrial	346,163,327	452,058,898	105,895,571	30.6%	7.4%	5.8%	-1.5%
Utility	171,738,900	187,420,279	15,681,379	9.1%	3.7%	2.4%	-1.2%
Total	1,290,604,434	1,490,568,581	199,964,147	15.5%	27.5%	19.3%	-8.2%
Total Depreciables	940,176,223	1,131,761,119	191,584,896	20.4%	20.0%	14.6%	-5.4%
Total Inventory	338,034,800	345,448,246	7,413,446	2.2%	7.2%	4.5%	-2.7%
<u>Agricultural Only</u>							
Ag Non-Hmstd Real	39,619,603	90,448,161	50,828,558	128.3%	0.8%	1.2%	0.3%
Ag Personal	7,792,490	8,182,195	389,705	5.0%	0.2%	0.1%	-0.1%
Total Ag Business	47,412,093	98,630,356	51,218,263	108.0%	1.0%	1.3%	0.3%
Ag Homesteads	56,165,689	105,256,612	49,090,923	87.4%	1.2%	1.4%	0.2%

* "Net Assessed Value" for real property refers to the gross AV less deductions per the parcel level data received from county auditors and assessors, scaled to values reported on the county auditor's abstract.

* "Net Assessed Value" for personal property refers to the gross personal property assessed value reported on the county auditor's abstract less the deductions reported on the abstract.

** Property class was determined using a combination of county auditor parcel-level real property tax data, county assessor parcel-level real property assessment data, county auditor abstracts, Form 15 personal property assessment data, business and farmer's personal property tax returns over \$150,000 AV, and state distributable utility tax returns.

*** Net AV changes from 2002 to 2003 include effects of changes in assessment methods, real property physical characteristics, property use, personal property held or acquired, and deductions.

**Vanderburgh County
Residential Property Summary
2003 Reassessment**

Property Type	Change in Gross AV 2002 to 2003	Change in Net AV 2002 to 2003	Change in Net Tax 2002 to 2003	Change in Net Tax With NO Cert. Levy Chg. 2002 to 2003
All Real Residential Properties	126%	95%	15%	4%
Comparable Residential Real Prop.	122%	91%	13%	2%
Comparable Homesteads	118%	77%	2%	-8%

Distribution of Net Tax Changes on Comparable Residential Property

% Change		2002 to 2003 Actual Bills All Residential Property		2002 to 2003 Actual Bills Homesteads Only		2002 to 2003 Recomputed Bills With NO Certified Levy Change All Residential Property		2002 to 2003 Recomputed Bills With NO Certified Levy Change Homesteads	
Over	300%	2,356	3.7%	1,081	2.6%	2,085	3.2%	896	2.1%
200% to	300%	1,185	1.8%	776	1.8%	967	1.5%	626	1.5%
100% to	200%	5,321	8.3%	2,336	5.5%	3,793	5.9%	1,772	4.2%
50% to	100%	9,774	15.2%	3,995	9.5%	7,855	12.2%	3,074	7.3%
25% to	50%	8,504	13.2%	4,864	11.5%	7,246	11.3%	3,546	8.4%
10% to	25%	7,555	11.7%	5,126	12.2%	6,512	10.1%	4,013	9.5%
5% to	10%	2,832	4.4%	2,301	5.5%	2,957	4.6%	1,886	4.5%
0 to	5%	5,208	8.1%	3,748	8.9%	5,200	8.1%	3,387	8.0%
0 to	-5%	3,212	5.0%	2,636	6.3%	3,077	4.8%	2,537	6.0%
-5% to	-10%	3,190	5.0%	2,770	6.6%	3,435	5.3%	2,815	6.7%
-10% to	-25%	9,411	14.6%	8,293	19.7%	11,135	17.3%	9,579	22.7%
-25% to	-50%	4,834	7.5%	3,668	8.7%	8,764	13.6%	7,205	17.1%
Below	-50%	973	1.5%	567	1.3%	1,329	2.1%	825	2.0%
		64,355	100.0%	42,161	100.0%	64,355	100.0%	42,161	100.0%
Parcels With Increases		42,735	66.4%	24,227	57.5%	36,615	56.9%	19,200	45.5%
Parcels With Reductions		21,620	33.6%	17,934	42.5%	27,740	43.1%	22,961	54.5%
Average \$ Change		\$83		\$13		\$13		-\$62	
Average % Change		12.7%		1.6%		1.9%		-8.0%	

"Comparable Properties" = Properties with a record in both years that have improvements in both years OR no improvements in both years.

Data Source: 2002 and 2003 County Parcel Tax Data - County Auditor and County Assessor

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